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Natalia Alward <alwardn@grafton-ma.gov>

165 Worcester Street - David Muradian - Construct Two Family Dwelling

1 message

bethcohan3@gmail.com via Town of Grafton MA <cmsmailer@civicplus.com>

Fri, Jan 24, 2020 at 12:47 PM

Reply-To: "bethcohan3@gmail.com" <cmsmailer@civicplus.com>

To: planningdept@grafton-ma.gov

Planning Board Public Comment Form

Submitted from the Town of Grafton website on Friday, January 24, 2020 - 12:47pm

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Submitted by user: Anonymous

Submitted values are:

Select a Project: 165 Worcester Street - David Muradian - Construct Two Family Dwelling

First Name: Beth

Last Name: Cohan

Email Address: bethcohan3@gmail.com

Street Address: 167 Worcester Street

City: North Grafton

State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment Disclaimer.

Comments:

I object to the construction of a duplex at 165 Worcester Street which is next door to my home. Additionally, I don't believe that our Zoning By-Laws allow it.

Zoning allows for a two family in this zone only by special permit "one per lot" in R-20.

It seems reasonable that one per lot is intended to mean one per conforming lot.

In other words, if the site were at least a half an acre lot with at least 125 feet of frontage, than the Planning Board may grant a special permit, in certain circumstances.

Considering that if this were a conforming lot, it still may not have been able to obtain a special permit, it certainly shouldn't be allowed to construct more than might be allowed on a conforming lot when it is non-conforming.

And this lot isn't just non-conforming in one small detail. It is not asking to vary the zoning in a minor way such as by a foot or two of a rear yard set back.

This lot is zoned for a minimum 20,000 sf lot.

This lot has less than 14,000 sf - a significant difference.

This lot also is zoned for a minimum 125 feet of frontage.

This lot has less than 90 feet of frontage.

This lot is zoned for a minimum of 15 feet of side yard setback.

This lot has a third of the setback required, or only 5 feet.

This lot is located between the busy intersections of Worcester Street and Bridge Street and the intersections of 140/122.

This lot goes into a curve on a heavily trafficked road.

The line of sight is so poor that the day I purchased my house at 167 Worcester Street, the owner of this lot had their broker call me to ask if I would sell off part of my land to them because without adding my land to

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Planning Board Grafton, MA

EXHIBIT 8

theirs, their lot did not have a good line of site for ingress and egress from Worcester Street.

And now, with that poor line of site they wish to add not one but two additional homes. This detracts from safety and adds to congestion which are two of the factors to be considered in granting a special permit.

In addition this lot is designed to have not one, but two driveways, which take up all of the frontage. The structure would be 52 feet wide which is spans the width of the lot. That is completely out of character with the gracious older homes surrounding it.

This is not a gracious older two family home that spreads back away from the road such as 159 Worcester Street which is the closest two family to this lot. That home was built over one hundred years ago and has double the amount of land as the lot in question.

This one would be all driveway along the road with a wide structure shoehorned onto an undersized lot.

The owner of this lot purchased less than half a year ago, so it was purchased knowing that there was no right to build a duplex. I also purchased quite recently, also knowing that no neighbor had the right to build a duplex. I also bought here knowing that while my home fronted on a busy road, it has a beautiful yard that turns into woods. When the leaves are down, to the extent I can see other houses, my view of other homes from my back porch could be the same view it was over a hundred years ago.

This Board is required to consider the compatibility of this proposed duplex with the adjacent properties. Not the ones across the street or further down the road but the adjacent properties.

The two homes to the one side of this home are beautiful, one hundred plus year old single family homes. The two homes on the other side are also beautiful hundred year old plus single family homes. The proposed use of this lot is not remotely compatible with the adjacent properties.

Additionally the Board may consider the prosperity the granting of the special permit could bring to the neighborhood. Despite the comments of their neighbors on one side of them, I have been in real estate for over thirty years, and I have never once seen, or ever heard of, the value of beautiful older homes increased by plunking a new construction duplex on an undersized lot in the midst of the older homes.

In summary, there is no positive benefit to the neighborhood in allowing a duplex to be built here. In fact in terms of safety, congestion, appearance, compatibility and prosperity, all of which the Board is required to consider, this application to for special permit should be denied. And especially as it is requesting to build a more intensive use on an already undersized lot, the granting of a special permit may not even be valid.

Finally, according to MA case law, a special permit can only be granted on a non-conforming lot if the new use will be less non-conforming than the prior use. In other words, the new use must be less intrusive than the prior use. This is not the case here. Looking at the prior deeds and plans, and comparing these to the proposed plan, the new use is on a smaller lot and has a larger footprint. (See Plan Book 467, Plan 15).

In conclusion, I do not believe that a special permit here is merited or allowed. Accordingly I request that the proposed special permit be denied. Thank you.